

## Sedona - Land Development Code

### § 904 COLOR.

#### 904.01 Exterior Color Requirements.

A. The color contrast of structures with the natural dark green of the vegetation, and rust reds of the red rocks and soils is a concern with respect to reducing visual impacts of the built environment and trying to blend it with the natural environment. Structures, walls, garage doors, roofs (including flat roofs) and fences shall blend with the surrounding natural environment without calling undue attention to the development, and materials or colors used shall have a Light Reflectance Value (LRV) not exceeding 38% (Munsell value 7).

B. Exterior paint and material colors shall not exceed values and chromas as set forth below, and as indicated in the Munsell Book of Color on file in the Community Development Department. (The Munsell Book of Color is a system that describes color in terms of 3 standardized attributes: hue, value (lightness/darkness) and chroma (intensity). Numerical values define each color attribute, and the colors are arranged in the book in equal visual steps for each attribute). Bright and glossy or fluorescent colors are prohibited. To determine if a particular color is acceptable, the applicant may take the desired color chip (available at paint stores) to the Department for comparison with the Munsell Book of Color.

1. In Munsell hues BG (Blue-Green), B (Blue), PB (Purple-Blue), P (Purple), and RP (Red-Purple); the maximum chroma allowed is "2", unless values of "5" (LRV 20%) or less are proposed, in which case the maximum chroma may be increased to "4".

2. In all other Munsell hues, the maximum chroma allowed is "2", unless a value of "6" (LRV 28%) or less is proposed, in which case the maximum chroma allowed is "4". Further, when a value of "5" (LRV 20%) or less is proposed, the maximum chroma may be increased to "6."

C. Chimneys, flues, vents, gutters, downspouts, railings, posts and poles, exterior window shading devices, and window and door trim shall be similar in chroma and value to the surface they adjoin unless they are featured in the design. In such cases, accent colors not necessarily meeting the value or chroma restrictions may be approved.

D. The colors permitted represent a palette of colors considered appropriate for use on buildings and structures in Sedona. Even though it may seem restrictive,

there are actually an infinite number of shades and values of color from which to choose. This is based on the fact that there are many shades and values between any of the number ranges shown in the Munsell Book. For projects subject to development review in terms of § 401, the actual colors approved for use in any given instance may be more restrictive due to their greater degree of visibility, and other factors pertaining to the specific development under review.

## Development Standards

### § 905 ALTERNATE STANDARDS.

A. This section establishes procedures whereby a property owner may choose greater height limits than those established in § 903.01 (Height and Massing). In order to utilize alternate standards, the property owner must accumulate enough credit points to offset the debit points for the greater height limit. Table 9-E and 9-F shall be used to determine the debit and credit points for single-family residential buildings and structures and commercial public/semi-public and multi-family residential buildings and structures respectively.

B. The following is an explanation of the 3 basic concepts underlying the application of alternate standards.

1. Height. The total height of structures determines their degree of visibility above the surrounding vegetation. If height is to be increased beyond the limits established in §§ 903.01, 903.02 and 903.03, steps must be taken to offset the increased visual impact.

2. Unrelieved building planes. The more articulation in a structure, the less visual impact it creates. Large flat planes of continuous color and texture stand out against their background, as they are incompatible with the natural sizes of trees and rocks and the spaces between them. The more smaller plane surfaces in a structure that project and recede, the more shadow patterns are created that will help the structure fit better into its natural background.

3. Color. The Light Reflectance Value (LRV) provides a means to limit the color contrast of structures with the surrounding natural environment, and thereby reduce its visual impact. Under the application of alternate standards based on Table 9-E and 9-F, the exterior color of a building or structure is automatically reduced to 30% LRV.

C. The cumulative effect and interrelationship of height, unrelieved building planes and color affect a particular development's visual impact in its context area, and in many cases beyond it, to affect the visual status of the community. In order to provide flexibility for developing building designs which are most sensitive to the natural environment while still respecting the user's needs, the following tables (Tables 9-E and 9-F) has been developed. Its intent is to create a framework within which excellence in design is encouraged while maintaining equivalent high standards. Application of Tables 9-E and 9-F is based on

balancing debit (negative) points and credit (positive) points so that the resultant point total is zero or a positive value.

D. If 2 or more colors are applied to the walls of a building, alternate standards shall be applied to the lightest color.

E. Depending on the particular development project, this section shall be administered by the persons/entities specified in Article 4 (such as application of these alternate standards to a development project subject to development review would be determined by the entity specified in § 401).

F. The property owner who chooses to use these alternate standards to obtain greater limits than those established in §§ 903.01, 903.02 and 903.03 shall provide the necessary data from Tables 9-E and 9-F to show which elements will be changed, what the end values are for height, unrelieved building planes and color, and the calculation of debit/credit points. Such data shall be provided with building plans when applying for a building permit.

1. The Director may require the submittal of a visual analysis presentation that clearly demonstrates the effect of the application of alternate standards on surrounding property. The visual analysis can be in the form of photographs, artist renderings, models, drawings or computer simulations, and should include, at a minimum, elevations from all sides of the proposed building.

2. Notwithstanding the above procedures, a property owner may apply for a variance in accordance with § 404 or an administrative waiver in accordance with § 405. Such application shall clearly indicate to the Board of Adjustment or the Director if the alternate standards section of this § 905 has been utilized, and to what degree.

G. In recognition of the fact that preparation of final working drawings for a structure involves significant expenses, a property owner may, but is not required to, submit conceptual plans to the Director for discussion of the proposed application of alternate standards.

H. An example of the application of alternate standards based on Table 9-E for a single-family residence is provided.

If a 25-foot high structure is proposed, then 6 debit points would have to be offset by 6 credit points. These credit points could be achieved by reducing the LRV

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to 18% , or by reducing the size of the largest unrelieved building plane to 300 square feet. Alternatively, the LRV could be reduced to 22 % (for 4 credit points) and the largest unrelieved building plane could be reduced to 500 square feet (2 credit points) to provide the required 6 credit points.

## Development Standards

<b>TABLE 9-E: APPLICATION OF ALTERNATE STANDARDS TO SINGLE-FAMILY RESIDENTIAL BUILDINGS OR STRUCTURES</b>				
	<i>Point Value</i>	<i>Height*</i>	<i>Largest Unrelieved Building Planes (sq. ft.)*</i>	<i>LRV %*</i>
<b><i>Credit Points</i></b>	+8	-	200	-
	+7	-	250	16
	+6	-	300	18
	+5	-	350	20
	+4	-	400	22
	+3	-	450	24
	+2	-	500	26
	+1	-	550	28
<b><i>Baseline Standard</i></b>	-	22	-	30
<b><i>Debit Points</i></b>	-1	22.5	-	-
	-2	23	-	-
	-3	23.5	-	-
	-4	24	-	-
	-5	24.5	-	-
	-6	25	-	-
	-7	25.5	-	-
	-8	26	-	-
	-9	26.5	-	-
	-10	27	-	-

- Notes:**
- \* Height is expressed in feet measured parallel to natural grade based on § 903.01A.1.b. LUBP means Largest Unrelieved Building Plane (expressed in square feet) and LRV means Light Reflective Value (expressed as a percentage). See § 905B. for more details on these terms.
  - The Baseline Standard is the basic ordinance regulation required when applying alternate standards as described in terms of the height and massing requirements for single-family residences and structures of § 903.01 and the color requirements of § 905B.3.
  - The -10 debit point values for building height is the absolute maximum values permitted in this section.
  - If a building includes a gable or hip roof that extends above the height of a building or structure as established in § 903.01A.1.b., then this gable or hip roof height must be subtracted from the overall height of a building to determine the permitted structure height when applying alternate standards.
  - In order to achieve the required debit points for the height of a building or structure, credit points from either the LUBP or LRV columns must be acquired. A combination of both is also possible. See the example in subsection H.
  - Alternate standards may not be applied to single-family residences and structures to increase the height of a building or structure above the imaginary horizontal plane established in § 903.01A.1.a.

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<b>TABLE 9-F: APPLICATION OF ALTERNATE STANDARDS TO COMMERCIAL, MULTI-FAMILY RESIDENTIAL AND PUBLIC/SEMI-PUBLIC BUILDINGS OR STRUCTURES</b>				
	<i>Point Value</i>	<i>Height*</i>	<i>Largest Unrelieved Building Planes (sq. ft.)*</i>	<i>LRV %*</i>
<b>Credit Points</b>	+ 10	-	200	16
	+ 9	-	225	17
	+ 8	-	250	18
	+ 7	-	300	19
	+ 6	-	350	20
	+ 5	-	400	21
	+ 4	-	450	22
	+ 3	-	500	24
	+ 2	-	550	26
	+ 1	-	600	28
<b>Baseline Standard</b>	-	22	800**	30
<b>Debit Points</b>	-1	22.5	-	-
	-2	23	-	-
	-3	23.5	-	-
	-4	24	-	-
	-5	24.5	-	-
	-6	25	-	-
	-7	25.5	-	-
	-8	26	-	-
	-9	26.5	-	-
	-10	27	-	-

**Notes:** 1. \* Height is expressed in feet measured parallel to natural grade based on § 903.02A.1 and 903.03A.1. LUBP means Largest Unrelieved Building Plane (expressed in square feet) and LRV means Light Reflective Value (expressed as a percentage). See § 905B. for more details on these terms.

\*\* The 800-square foot baseline area for unrelieved building planes does not apply to multi-family residential buildings or structures, and as used in this table only applies to commercial and public/semi-public buildings or structures.

2. The Baseline Standard is the basic ordinance regulation required when applying alternate standards as described in terms of the height and massing requirements for multi-family residential, commercial and public/semi-public buildings and structures of § 903.01 and the color requirements of § 905B.3.
3. The -10 debit point value for building height is the absolute maximum value permitted in this section.
4. If a building includes a gable or hip roof that extends above the height of a building or structure as established in § 903.01A.1.b., then this gable or hip roof height must be subtracted from the overall height of a building to determine the permitted structure height when applying alternate standards.
5. In order to achieve the required debit points for the height of a building or structure, credit points from either the LUBP or LRV columns must be acquired. A combination of both is also possible. See the example in subsection H.

## Development Standards

### § 906 MATERIALS.

**906.01 Exterior Materials.** With respect to all materials that are visible from beyond the property line on which the structure is located, the following apply:

A. Mirrored or reflective surfaces or any treatments which change ordinary glass into mirrored surfaces are prohibited. Tinted glass is acceptable;

B. Bright untarnished copper or other metallic surfaces shall be treated to reduce reflections;

C. Materials used for exterior surfaces of all structures shall blend in color, hue and tone with the characteristics of the surrounding natural terrain to avoid high contrast.

**906.02 Driveways.** All driveways shall be surfaced with pervious materials or materials that have textures and colors that would enhance visual compatibility with native site surroundings. Such materials may include paving blocks or bricks, exposed aggregate concrete and asphalt, but specifically does not include uncolored concrete.

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### **§ 907 SCREENING REQUIREMENTS.**

#### **907.01 Equipment Screening.**

A. In all districts, all electrical service equipment and subpanels, air conditioners, heating, cooling and ventilating equipment, kitchen hoods and vents, swimming pool equipment, pumps and heaters, propane tanks and all other mechanical equipment shall be painted to be compatible with the surrounding wall color, screened from surrounding properties and streets, or enclosed within a building. The color of roof mounted equipment and vents shall be compatible with the roof or adjacent wall color, screened or integrated into the design of the structure. Facilities for the operation of active or passive solar energy systems and other alternate energy systems shall be exempt from the screening requirements when this screening will clearly restrict their efficient operation.

B. In all districts, satellite receiving earth stations may be located in rear and interior side yards, provided that the installation is screened to the height of the installation from off property views by means of buildings, solid walls and/or solid fences or landscaping. The height of screening shall comply with the height requirements of § 903. Roof mounted satellite earth stations shall be painted to be compatible with the surrounding wall color, screened from surrounding properties and streets by parapets or walls, or strategically placed on the roof so that it is screened as much as possible from off property views.

#### **907.02 Screening of Uses.**

A. Where a multiple-family dwelling or structure, including incidental or required accessory uses and parking areas, abut property in a single-family district, a masonry wall, solid wood fence or other suitable screening and/or screen landscaping 6 feet in height shall be established and maintained between these uses and the single-family district, as determined by the Director.

B. Where public or semi-public uses and/or associated parking are established, a masonry wall, solid wood fence or other suitable screening and/or screen landscaping 6 feet in height, shall be erected and maintained between these uses and residential uses on adjacent properties, as determined by the Director.

C. Where a commercial or office use or parking area abuts property in any residential district, a masonry wall, solid wood fence or other suitable screening and/or landscaping 6 feet in height, shall be erected and maintained between these uses and the residential district.

#### **907.03 Additional Requirements.**

A. Subject to the approval of the Director, newspaper racks shall be permanently installed against a building or structure and cannot obstruct sidewalks or walkways. All other vending machines shall be installed against or inside a building or structure so as not to be visible from adjacent properties.

B. All uses in commercial districts shall be conducted within a completely enclosed building unless otherwise permitted by this Code. Outside display and/or sales of merchandise are prohibited unless permitted in accordance with the provisions of Article 6.

## **Development Standards**

### **§ 908 UTILITIES.**

A. All water, sewer, telephone, cable television, 12 KV or less electric lines and other utilities shall be underground, with the following exceptions:

1. Transformers, pedestals, fire hydrants, and other appurtenances normally associated with “underground” utility installations are permitted on the surface of the ground;

2. The development of existing lots in areas of the city now served with existing aboveground utilities, are exempt from this requirement.

B. Temporary emergency facilities may be erected and maintained above the surface of the ground for a period of 4 months. Other temporary above-ground utilities expected to be utilized for a longer period of time may be erected and maintained only after obtaining a temporary use permit for the use being served in accordance with the provisions of § 405.

C. Wherever possible underground utilities shall be located within or immediately adjacent to the disturbed areas of a lot or parcel, (such as driveways and roadways). In any event, all areas disturbed by the installation of the underground utilities shall be re-vegetated and/or landscaped.

D. Apparatus needed for the operation of active or passive solar energy systems or other alternate energy systems, including but not limited to, overhangs, movable insulating walls and roofs, attached or detached solar collectors, reflectors and piping may be permitted by the Director for any use subject to the specifications set forth by the Director.



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### § 909 TREES.

A. Existing trees on a lot or parcel shall be preserved, with the following exceptions. No existing trees on any lot or parcel shall be removed except in accordance with the following criteria:

1. The tree is located in an area where structures or improvements will be placed and non-removal would unreasonably restrict the economically beneficial use of the lot or parcel. To the extent possible, development shall be located so as to avoid mass removal or clearing of trees. In addition, building placement shall take advantage of tree stands as natural visual screens between development areas, and as noise and wind buffers;

2. The tree is dead, diseased, injured, in danger of falling upon existing or proposed structures, abuts or overhangs a building so as to create a potential fire hazard, interferes with the growth of other trees or existing utilities, creates unsafe vision clearance or conflicts with other ordinances or regulations.

B. Trees which are cut down shall be removed from the lot or parcel within 2 weeks, chipped on site or cut and stored for firewood on the property in a manner which does not encourage the propagation of insects.

C. The city may retain the services of a qualified urban forester as deemed necessary to assist in the review process.

D. Trees not specifically authorized for removal from any property shall be protected during any construction activities on the site to assure their continued survival. All trees which are to be saved within the construction envelope shall be fenced during construction to avoid compaction of the root system, and low branches from being broken. Such a barrier shall be no smaller than the diameter of the dripline of the tree to be saved and shall be a minimum of 3 feet high, except that trees within 3 to 5 feet of a structure's walls or that overhang a driveway or patio may be exempt from the requirements of this section, provided that 6 or more inches of gravel is placed over that portion of the dripline to reduce compaction damage, and if it can be shown that construction activities would be unduly hindered by the fencing requirement. Other recognized procedures for tree preservation may be approved by the Director.

E. During construction activities, if any existing trees more than 30 feet from the structure's walls are removed (except for those displaced by essential

construction activity, such as driveways or utilities), new or transplanted trees shall be planted on the property in the same quantity as those removed and of a minimum size of 2 inches DBH.

F. To soften the lines of a building or structure, and to blend it with the surrounding natural terrain existing native trees shall be retained, and native or adaptive trees (identified in Appendix A in Article 10) shall be transplanted or planted around the perimeter of a structure in accordance with the following requirements:

1. A minimum of 1 tree (with a minimum DBH of 2 inches) shall be required for each 500 square feet of a building's footprint. The total DBH of trees required shall then be calculated and applied to existing and/or new planted trees. For example, a 4,000 square feet home would require 8 trees, each with a minimum DBH of 2", such as a total of 16" DBH. If there are 3 existing trees on the lot within 30 feet of the building (an existing 5" pinon and 2 juniper trees of 3" and 4" each) this would be a total of 12". Therefore, only 2 new trees with a minimum DBH of 2" need to be planted;

2. The DBH of multiple trunk trees, such as juniper trees, shall be calculated from the DBH of the largest trunk at breast height;

3. The required trees shall be a minimum of 2 inches caliper;

4. As an incentive to retain or transplant larger trees, the following incentive credits are allowed:

a. An existing 4-inch DBH tree is equivalent to 1.5 new trees as defined in § 909F.1.;

b. An existing 5- to 6-inch DBH tree is equivalent to 2 new trees as defined in § 909F.1.;

c. An existing 7-inch or greater DBH tree is equivalent to 3 new trees as defined in § 909F.1.